



# **Local Agency Formation Commission of Napa County**

Subdivision of the State of California

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*We Manage Local Government Boundaries, Evaluate Municipal Services, and Protect Agriculture*

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## **September 22, 2015 Special Meeting**

**Juliana Inman, Chair**

**Diane Dillon, Vice-Chair**

**Brian J. Kelly, Commissioner**

**Greg Pitts, Commissioner**

**Brad Wagenknecht, Commissioner**

**Joan Bennett, Alternate Commissioner**

**Keith Caldwell, Alternate Commissioner**

**Gregory Rodeno, Alternate Commissioner**

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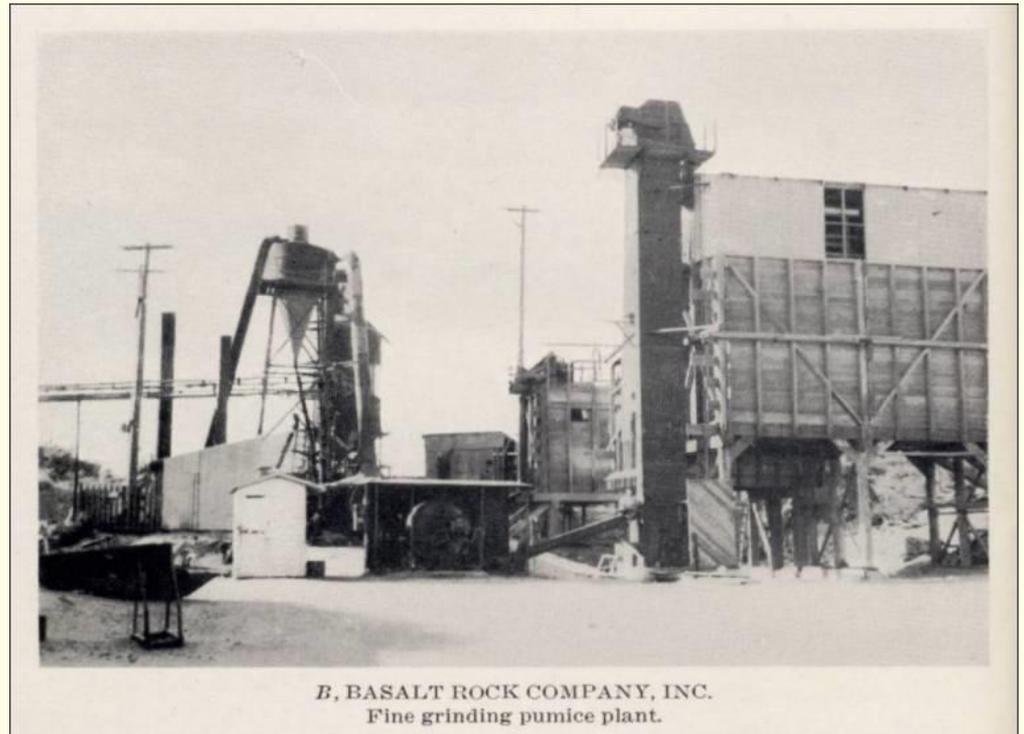
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**Agenda Item No. 6a (Public Hearing):  
Napa Pipe Proposal**

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## *Napa Pipe History*

- Formerly owned by Basalt Rock Company and used to make ships for the American war effort in World War II and had an aerial tram that brought rocks from a nearby quarry to the site



## Agenda Item No. 6a (Public Hearing): Napa Pipe Proposal

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### *Napa Pipe History*

- Later owned by Kaiser Steel Corporation and used to manufacture pipes, oil rig platforms, parts for the Dumbarton Bridge, and parts for the Transamerica Pyramid in San Francisco

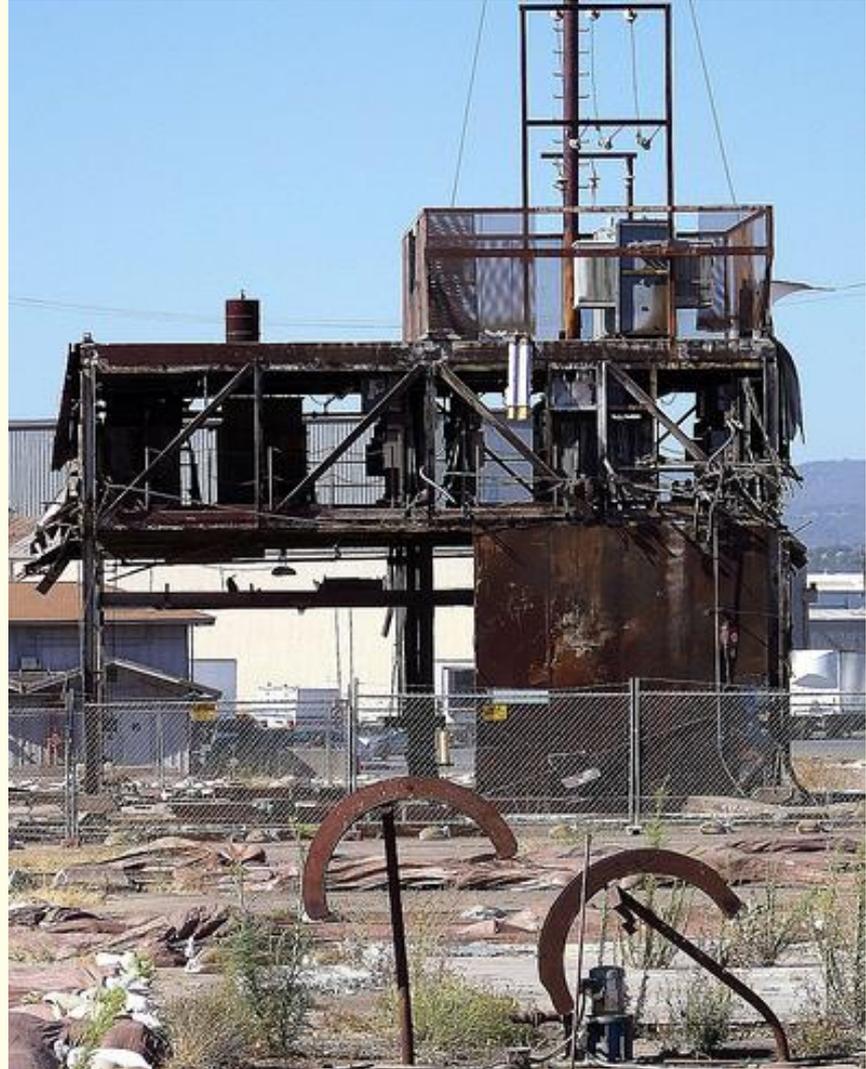


## Agenda Item No. 6a (Public Hearing): Napa Pipe Proposal

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### *Napa Pipe Project*

- Up to 945 residential dwelling units
- 34 acres of public parks, open space, wetlands, and trails
- 154,000-square foot Costco retail center and gas station
- 150 senior housing units
- 150 unit hotel



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### *Napa Pipe Project*

- 15,600 square feet of various community facilities
- 40,000 square feet of retail and restaurant space
- 100,000 square feet of office space
- 75,000 square feet of industrial, research and development or warehousing space



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*Napa Pipe Project*

- City recently amended its General Plan to designate the eastern parcel as *Mixed Use* and the western parcel as *Light Industrial* and add site to RUL



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*Napa Pipe Project*

- County recently amended its General Plan to designate both parcels as *Napa Pipe Mixed Use*

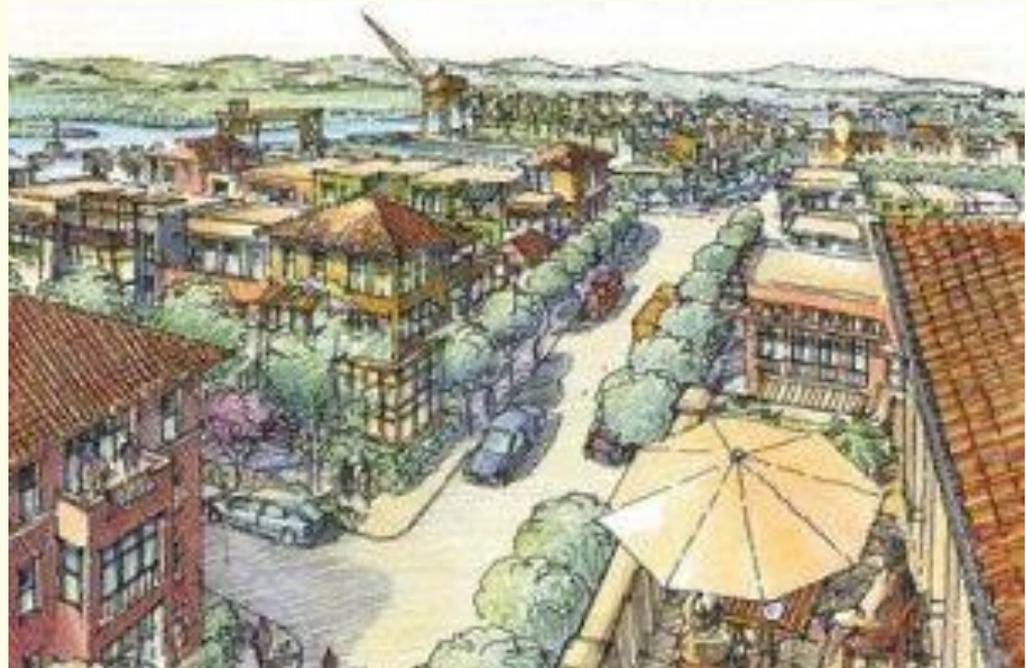


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*Napa Pipe Project*

- City and County each recently assigned a mix of matching zoning/prezoning designations for the entire site to ensure appropriate project planning



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*Napa Pipe Project*

- The City and County each adopted resolutions pertaining to design guidelines, the development plan, and the development agreement for the Napa Pipe project



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*Napa Pipe Project*

- Napa Sanitation District wastewater service (project is already within NSD's boundary)
- City of Napa for all other municipal services



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### *Napa Pipe Project*

- Existing City/County agreements include the provision of municipal services, regional housing needs allocations, tax sharing, and an amendment to the City's sphere of influence



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### *Napa Pipe Project*

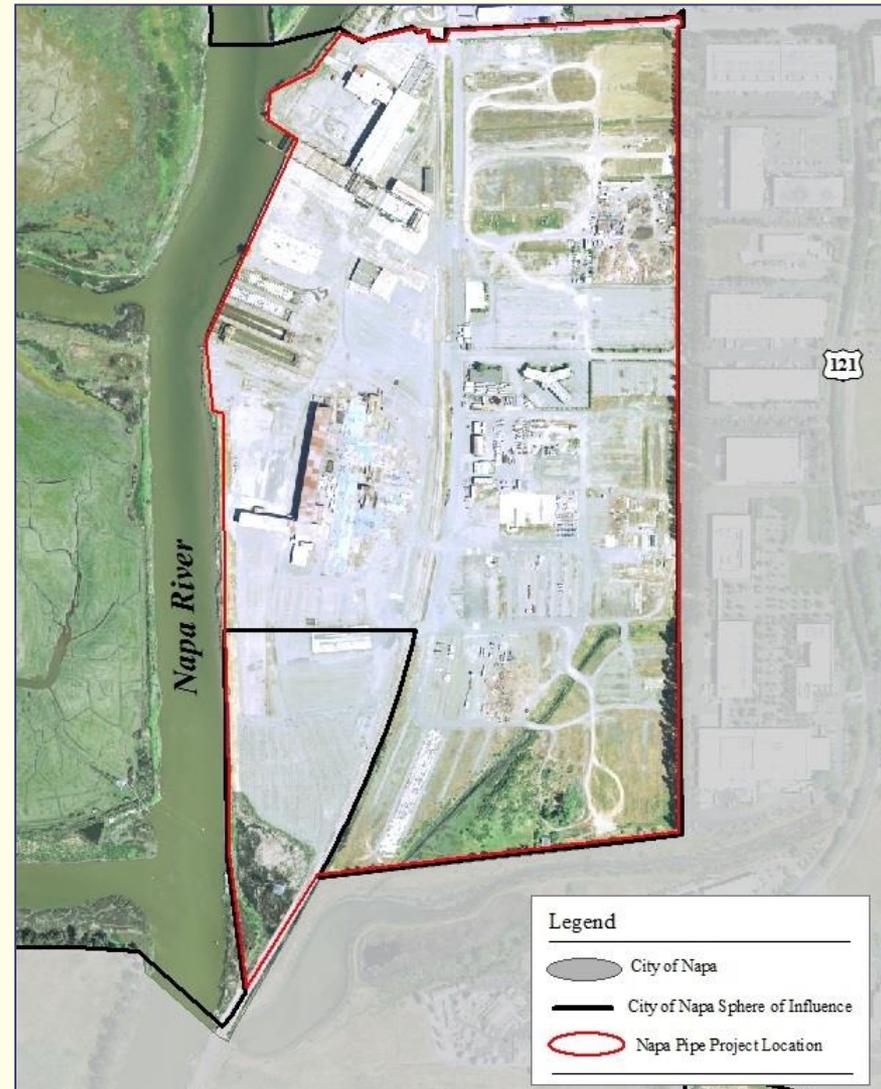
- Water service to Napa Pipe is subject to a separate agreement executed between the City and the landowner



# Agenda Item No. 6a (Public Hearing): Napa Pipe Proposal

## *Napa Pipe Proposal*

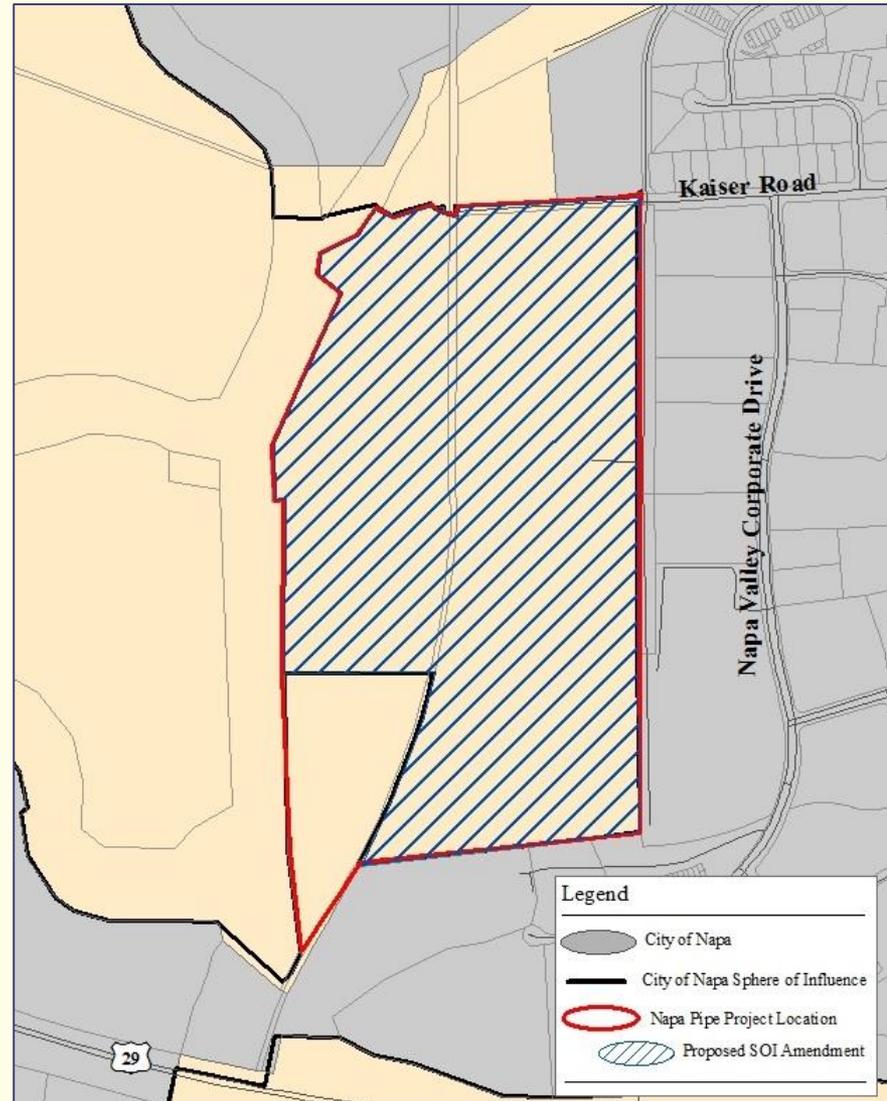
1. Sphere of Influence Amendment
2. Annexation
3. Outside Service Agreement



## Agenda Item No. 6a (Public Hearing): Napa Pipe Proposal

### *Sphere of Influence Amendment*

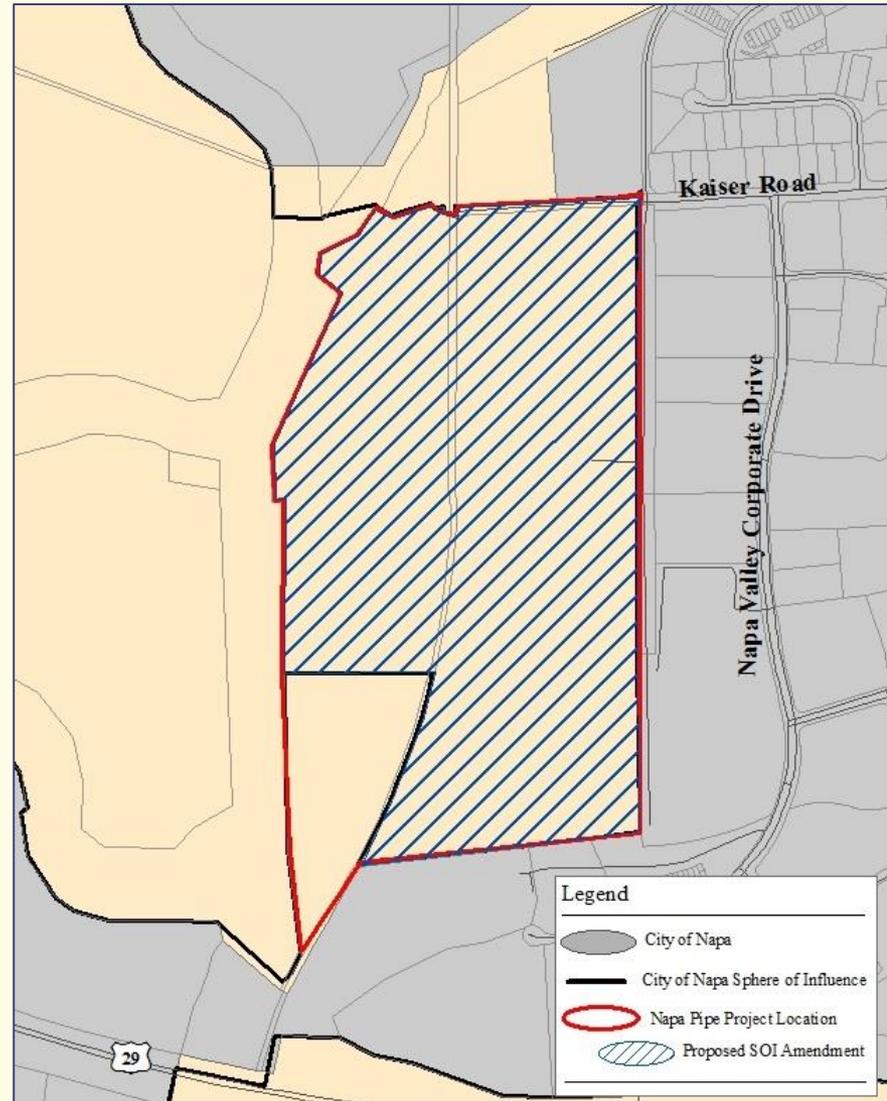
- 136 acres (18 acres already in City SOI)
- Commission in 2014 signaled eventual SOI expansion for Napa Pipe (City of Napa SOI Update)



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### *Sphere of Influence Amendment*

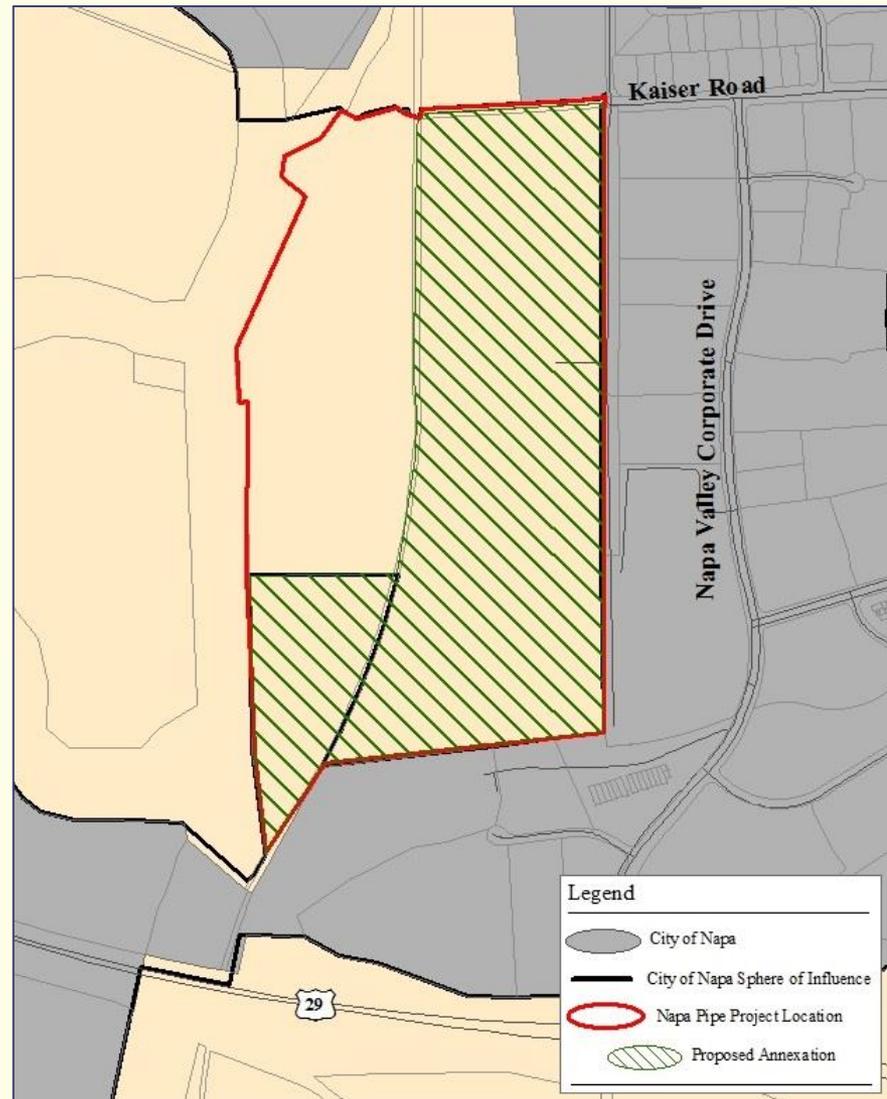
- As part of the 2014 SOI update, the Commission chose to defer action until the City's RUL was amended and service commitments were officially in place



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### *Annexation*

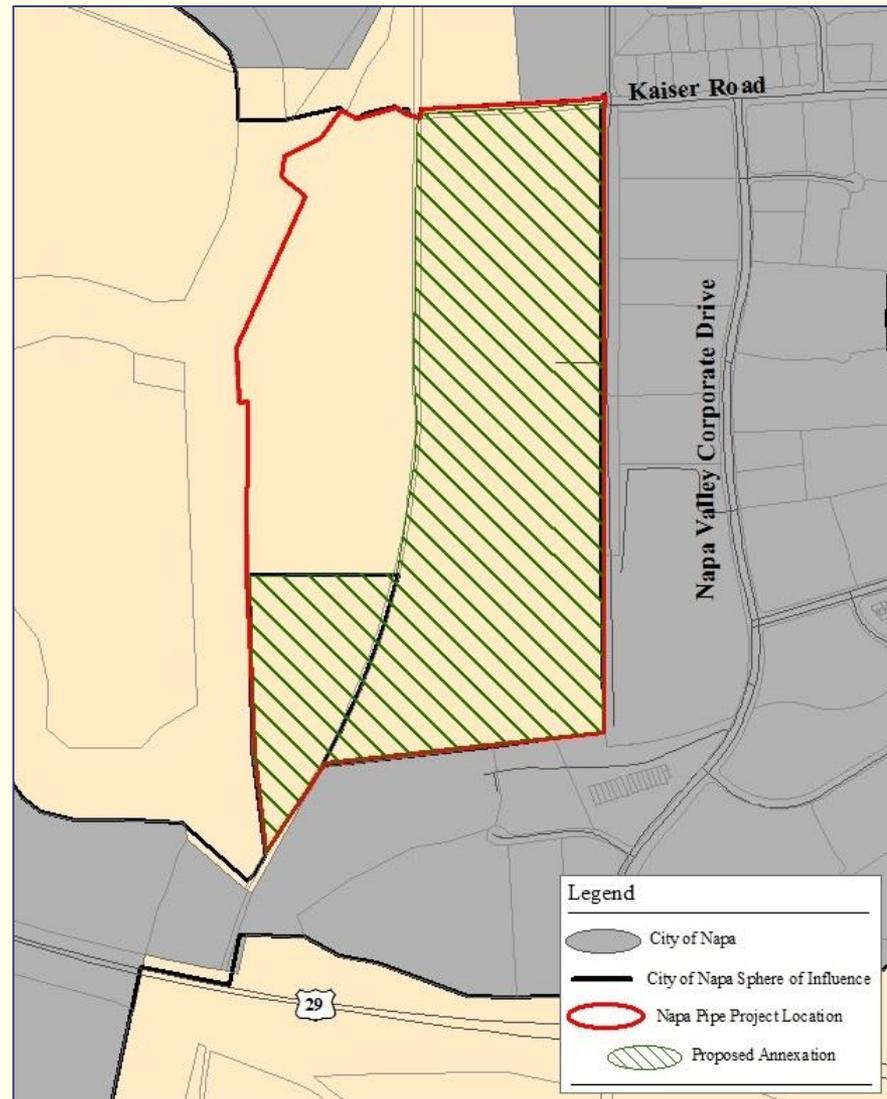
- 111 acres (non-residential portions)
- Central County Region MSR paired with subsequent analysis indicates the City has adequate capacities and controls to serve



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### *Annexation*

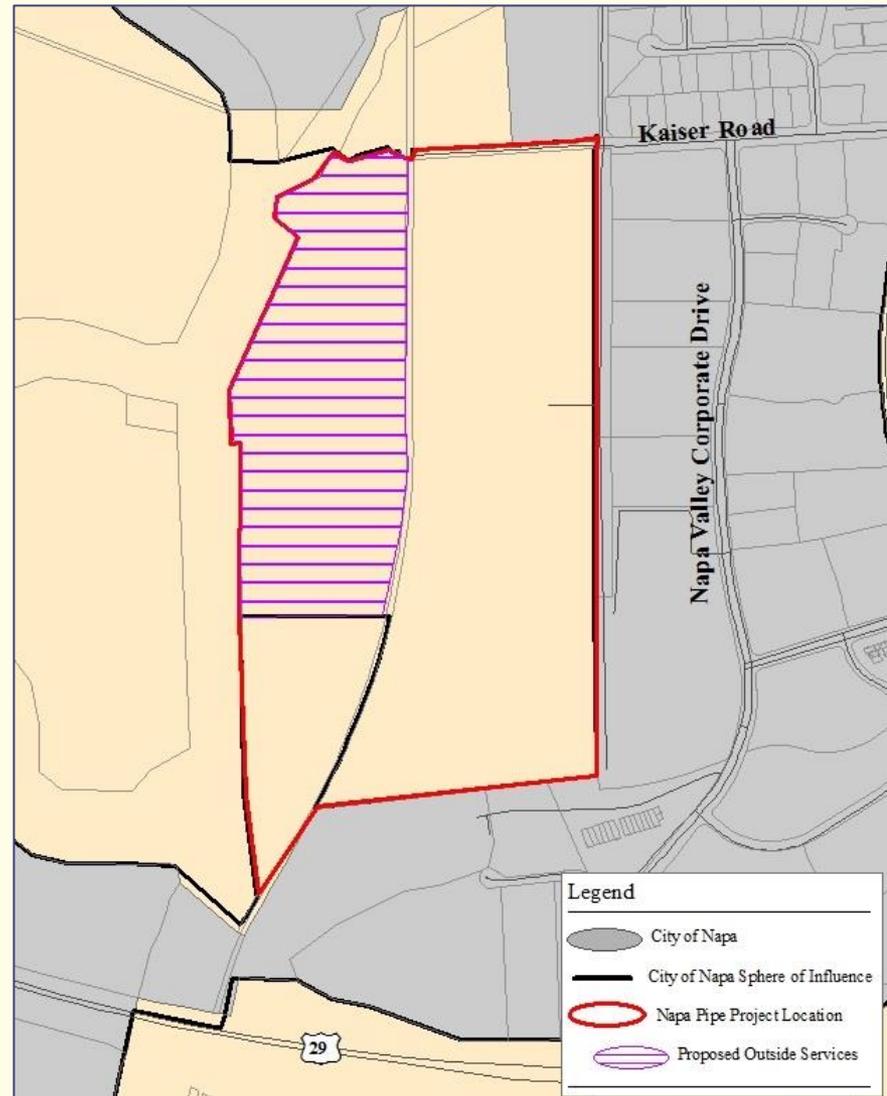
- Modification:  
concurrent  
detachment from  
CSA No. 4  
(Napa Pipe has no  
connection to  
vineyards and the  
need to fund  
farmworker  
housing)



## Agenda Item No. 6a (Public Hearing): Napa Pipe Proposal

### *Outside Service Agreement*

- 43 acres  
(residential portion)
- OSA in anticipation  
of future annexation  
(City/County  
agreements require  
annexation by  
12/31/2022)



# CEQA

- County certified a Final Environmental Impact Report on January 14, 2013
- City approved an Initial Study/ Addendum on July 21, 2015
- Commission as responsible agency will consider making findings that no additional environmental analysis is required (Attachment One)

# CEQA

- The Commission will consider certifying that it has reviewed and considered the environmental effects and information in the County's FEIR and City's Addendum. The Commission will consider a determination that the County's Certified Napa Pipe EIR and the City's Initial Study/ Addendum were completed in compliance with CEQA and are adequate for its use in approving the Napa Pipe Proposal

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# CEQA

- The Commission will consider approving and adopting the County's Findings, Statement of Overriding Considerations, and a Mitigation Monitoring and Reporting Program

# CEQA

- The Commission will consider finding that there have been no significant changes in the project or in the environment since the preparation of the Certified Napa Pipe EIR and the Initial Study/ Addendum

# CEQA

- Commission will consider adopting the applicable mitigation measures contained within the Initial Study/ Addendum and the County's "Mitigation Monitoring and Reporting Program" (The City and County shall be responsible for implementing all mitigation identified in the MMRP and for overall administration of the MMRP)

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*Alternatives for Commission Consideration*

(Must first open Public Hearing and invite public testimony):

- 1) Close the Public Hearing and adopt all three resolutions approving (1) CEQA findings, (2) SOI & OSA, and (3) Annexation
- 2) Continue the Public Hearing to a future regular meeting
- 3) Close the Public Hearing and disapprove the proposal

## *Recommendation*

Take the actions consistent with Alternative One to adopt the following three Resolutions:

1. CEQA findings (Attachment One)
2. Approve SOI amendment and OSA involving the City (Attachment Two)
3. Approve annexation to the City and concurrent detachment from CSA No. 4 (Supplemental Attachment)

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*Public Hearing*

Questions?

Comments?

